

WHS & HANMER SCHOOL BUILDING COMMITTEE

REGULAR MEETING MINUTES

Monday December 8, 2014

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	x		
	J. Edward Brymer Jr., Vice Chairman	x		
	Daniel Camilliere	x		
	Frank Dellaripa	x		
	Diane Fitzpatrick, Clerk	x		
	Peter Gardow	x		
	David Drake	x		
Liaison Present	Steven Barry, Council Liaison	x		
	Mike Turner, Staff Liaison	x		
	Gina Deangelo, Board of Ed.		x	
Staff Present				
	Jeff Bridges, Town Manager			x
	Mike Emmett, Supt. Schools	x		
	Tom Moore, WHS Principal		x	
	Fred Bushey, Dir of Maintenance	x		
	Lori Schroll, Administrative Analyst - Engineering			
	Sally Katz, Dir. Of Physical Services	x left at 8:15		
Guests Present	Rusty Malik, Quisenberry Arcari	x		
	Gus Kotait, O&G Construction	x		
	Mark Jeffco, O&G	x		
	John Morris, Bd. of Ed.	x		

Call to Order: Chairwoman Fortunato called the Meeting to order at 6:33 p.m. in the lower level Meeting Room at the Board of Education in the Stillman Building.

Public Comments – none

1. Approval of Minutes:

a. Minutes of the November 24, 2014 meeting. Motion was made by Dan Camilliere to table the minutes, seconded by Frank Dellaripa; Discussion – none

All present voted in favor

2. Expenditures:

A. Expenditures

a. STL, Inv. #28467 – 10/31/14 - \$6,416.68

Motion was made by Dan Camilliere to pay this invoice, seconded by Peter Gardow; Discussion- none

All present voted in favor.

b. BVH, Inv. #02112129.00-17– 11/30/14 - \$7,376.45

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion- none

All present voted in favor.

c. Sonitrol Inv. #444009 – 11/17/14 - \$2,550.00

Motion was made by Peter Gardow to pay this invoice and back charge SMI and/or Ferguson, seconded by Frank Dellaripa; Discussion – David said this rate seems high, Fred said this work was done above the contract the Board of Ed has with Sonitrol.

All present voted in favor.

d. Silktown Ph.1, Inv. #00007 - 10/31/14 - \$12,658.75

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by David Drake; Discussion – Frank asked Gus about some open items Silktown has on the commissioning list, and if he was going to hold up their payment. Gus replied that he had a meeting with Silktown to discuss the items and they told him that the log is up to date, and items will be done during the upcoming phases. Dave Drake said he was satisfied with Silktown progress on this issue. **All present voted in favor.**

e. Silktown Roofing Ph. 2 - Req. #0001 - 10/31/14 - \$4,750.00

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

3. Change Orders ** executed by Chair - for ratification only

a. PCO #126 - G&R Valley - Added GPR Scanning- 10/20/14 - \$997.30

Motion was made by Frank Dellaripa to approve this PCO, seconded by Diane Fitzpatrick; Discussion - **David** asked if this is the rate that was agreed upon. Rusty said yes and it cost less than originally thought. G&R thought they would be there a full day, but ended up only being there less than 1/2 day.

All present voted in favor

b. PCO #141 - GDA - P-lam change to solid (admin area) 12/4/14 - \$3,479.30

Motion was made by Diane Fitzpatrick to accept this proposal, seconded by Frank Dellaripa;

Discussion- David asked why we are going from laminate to solid surface, Rusty said it is more durable and will last longer. The existing wood countertop is in fair-poor condition due to use.

All present voted in favor

c. PCO #143 - Ferguson - Lights J, J1, H, H1, 12/1/14 - \$38,219.00

Motion was made by Frank Dellaripa to accept this proposal, seconded by Dan Camilliere;

Discussion - Frank asked Rusty if this is the one he is going to fight for a credit, Rusty said yes, the credit we will get will be for the K fixtures around the building.

All present voted in favor

d. PCO #152 - MJ Daly - Ext. ductwork - 12/4/14 - \$43,770.00

Motion was made by Diane Fitzpatrick to approve this PCO, seconded by Dan Camilliere; Discussion - Frank asked if this has to do with changing the ductwork from inside the building to the roof. Rusty answered yes, that is one part of the CO. David asked wouldn't it be easier and cheaper to put it on the roof, Gus answered the ductwork on the roof weighs more than it does above the ceiling and it is a thicker gauge. Rusty stated that his engineers have gone over this, they did change the insulation from and R16 to and R14 and this would decrease this PCO cost substantially.

All present voted in favor

e. PCO #153 - SMI - ACM demo holiday - 12/4/14 - \$7,416.36

Motion was made by Dan Camilliere to approve this PCO, seconded by Frank Dellaripa; Discussion - Frank asked if this was less than expected, Gus said the price was based on the contract rates.

All present voted in favor

f. PCO #154 - L&P Gate - Added Steel area G. - 12/4/14 - \$7,660.95

Motion was made by Peter Gardow to approve this PCO, seconded by Dan Camilliere; Discussion - Peter asked if this item could be explained, Rusty said this is the chase opening; they have to cut some of the joists, so the engineer had to make some structural support/bracing adjustments.

All present voted in favor

g. PCO #155 - Ferguson - Credit data power - 12/4/14 - (\$930.00)

Motion was made by Dan Fitzpatrick to approve this PCO, seconded by Dan Camilliere; Discussion - Peter asked why we are deleting 1 of these, Rusty said that we had 5 in the room, and there was 1 that was going to be relocated and it was decided it wasn't needed.

All present voted in favor

h. PCO #156 - L&P Gate - Seismic curb changes - 12/4/14 - \$17,858.35

Motion was made by Dan Camilliere to approve this PCO, seconded by Ed Brymer; Discussion - Frank asked where this is located ; Gus replied it is under the units serving the gym, the locker room and team room, there are 3 units that they have modify the steel to accept the seismic curbs.

All present voted in favor

i. PCO #157 - SMI - Stage PCB demo- 12/4/14 - \$14,197.60

Motion was made by Frank Dellaripa to approve this PCO, seconded by Dan Camilliere; Discussion - David asked if this is coming out of contingency, Gus said it was included in his previous reports.

All present voted in favor

j. PCO #158 - Ferguson - Back charge to Fireproofing - 12/4/14 - \$0

Motion was made by Diane Fitzpatrick to approve this PCO, seconded by Dan Camilliere; Discussion - none

All present voted in favor

k. PCO #159 - Ferguson - Back charge to MJD - 12/4/14 - \$0

Motion was made by Diane Fitzpatrick to approve this PCO, seconded by Dan Camilliere; Discussion - none

All present voted in favor

l. PCO #160 - Ferguson - Back charge to L&P Gate - 12/4/14 - \$0

Motion was made by Diane Fitzpatrick to approve this PCO, seconded by Dan Camilliere; Discussion - none

All present voted in favor

m. PCO #6 - O&G - CM Fees - 10/7/14 - \$2,372.00

Motion was made by Diane Fitzpatrick to approve this PCO, seconded by Peter Gardow; Discussion - none

All present voted in favor

n. PCO #7 - O&G - CM Fees - 12/3/14 - \$1,530.00

Motion was made by Diane Fitzpatrick to approve this PCO, seconded by Peter Gardow; Discussion - none

All present voted in favor

O. QA Architects - Additional design at Track - 7/7/14 - \$4500

Motion was made by Frank Dellaripa to approve this, seconded by Dan Camilliere; Discussion - Christine explained that this was for the changes in the design for the track to obtain pricing for added lanes, and it had been approved by email in July, but the Committee never approved it at a meeting.

All present voted in favor

4. Architect/CM

a. O&G discussion construction status & Change Order Analysis and Allowances

Gus stated the elevator passed state inspection on 11/26, unfortunately the next day there was an issue with a student getting trapped in it. Baystate said there was a problem with the sensor and speed of the elevator, which they adjusted. Mr. Emmett stated that the emergency button in the elevator goes directly to Police Dispatch but the Main Office didn't know anything, he would like the Main Office

notified if it happens again. Also, Mr. Emmett asked if there will be training on the elevator, and he also stated that there are scratches all over the doors of it and asked if they are going to be painted.

Gus stated the gym the floor is installed, and is being sealed first where the bleachers will be located. Bleachers will start being installed this week, along with the lights, the gym equipment and the curtain divider. The question was asked when it will be ready, Gus said their goal is to have it up and ready for January 5th return from vacation. Steve asked if this is a realistic date, Gus said he thinks so.

David asked what still needs to be done, Gus said they have to put 3 coats down on the floor, it still has temp heat, some glass is missing, the doors are in and are at the Cherry Hill plant. Fred asked if Cherry Hill is installing the hardware for the doors, and if so they need to be trained on installing it or it voids the warranty on the hardware. Gus said he will call them tomorrow to make sure they are trained.

Mr. Emmett said that they are very frustrated with the delays, it is now affecting programming, and it's too cold to go out for gym so they are having gym in the hallways.

Gus continued on to say they have no date yet for delivery of the scoreboard and wall pads. Steve asked what the delay was with the scoreboard; Gus responded that there was an issue with what the company submitted not being right for the design, Frank said that Rusty fought for the correct scoreboard and got the item he wanted.

Diane asked about the heat, Gus said the units are not on the roof yet but should be on by end of next week. He continued on to say that the lockers are being installed, the fixtures are in, and they have hot water. The question was asked what are the critical areas for the gym; Gus said the bleachers and the units on the roof.

Gus said they held off on installing the wood floor later so it gave the vendor installing the gym equipment a chance to get the items in without damaging the new floor.

Christine said the priority is gym class, and what we have to do to get the gym on line,

Gus continued on to say they have started the floors in choral & band, continuing with the ceilings and putting in the window frames. He is again estimating an occupancy plan of 1/5/15.

Fred stated that the furniture is coming on the 12/18 and will be here at 8:00am. It will take 2 weeks to install and put together the furniture.

The media center flooring will go in after the band and choral so after 12/15.

Sally asked Rusty if he has an official punch list before they get turned over. Rusty said that is the biggest challenge, he will have to go in and take pictures and do it before the students get back.

Christine asked how we are going to abate the auditorium, need the other spaces to move the items into. Would it be possible for the kids take the instruments home. The auditorium abatement will go on during Christmas break.

Gus said they will be starting the demo of the seats in the auditorium, Christine asked him to save one of the seats, she said the Town Manager would like to keep one.

The columns are in on the 500 level, continuing on mechanical, electrical and plumbing on the 400 level admin area, 200 level, and the building and masonry walls in guidance area. Also, the windows are in for the renovation area.

David asked if we needed to commission the windows. Rusty said no they are warrantied, will only be testing certain windows and this will be done sometime in the spring. David asked that they find out how much it is going to cost as this could be a substantial savings if not required.

Christine said that regarding the Change Order Analysis and Allowances that had been requested from O&G to give us the projected burn rate, that the budget that was given to us at the last meeting will suffice for now, because you have budgeted for anticipated additions, but would like to reiterate and based on the experience we have had already, air on the side of caution, we need to watch every penny we have but if possible we don't want to cut things we need to have.

b. Architects Report -

Rusty stated they are still managing the RFI's.

He is responding to questions and his goal is to get critical questions resolved.

Christine asked about a potential VE change to eliminate the green roof on the Lecture hall. Mike Turner said that he had spoken to the Town's roof maintenance representative and he was told that the roof was probably installed in the 1992 renovation and it was coated in 2009. He also said it would cost approximately \$35,000 range to replace it or \$10,000 to renovate it and this will give us approximately 10 more years.

Rusty said that the roof is scheduled to be replaced in Phase 2; the Committee agreed that it should be left in to be replaced.

c. Safety & Security-

Michael Emmett will be meeting with OSHA; he said there was a complaint that was filed by a staff member regarding some issues that included dust from the abatement. Mike asked Gus if he could get the clean air numbers from the abatement, so he can show OSHA.

5. Correspondence - none

6. Committee Reports:

Site-work / Construction – Frank asked Fred if he thought this would be a good test around the building with the rain tomorrow, Fred said there are 2 areas that are dubious, but there has been no problem with the drainage.

The fuel tank is 25 % pumped out, haven't been seeing a sheen yet. They are anticipating pumping through next Monday, and then they will be filling it with concrete next Tuesday.

Frank asked about the window sill, Rusty said he will be going back and look at the shop drawings on that.

Christine asked about the windows in the chorus room, they are high up but they are operable with handles on them, but there is no way to reach them. Rusty said he will check on them.

Communications - Diane said they are not scheduled to meet till the end of the month.

Technology/Furniture – Fred had brought a couple of chair samples that will be used at the High School and showed them to the committee, they are stackable.

Energy/Commissioning – Peter said there was an email from Mike Gannon, and he had added 16 items to the list. There were 10 variable air valves (VAV) service on the list that had something wrong with them two were not accessible for service or valves were not labeled. The question is was the drawings down incorrect or is it the shoddy work by the vendor. If they are mechanical, maintenance is involved, and Rusty said that his Engineers are having discussions with the mechanical engineer regarding these. Rusty said that they are going to mistake proof this. Peter said we need to be proactive because this is a lot of mistakes. Gus said this list is for only the locker room and offices and out of the 10 only 2 are access issues. Gus said they will need to go back and fix them and he has emailed Mr. Gannon to come back and inspect band and choral when he is available.

Finance – Christine stated that the Town went out for the sale of the bonds. Mike Turner said that they sold \$22 million with a 2.8% rate and a 1.9% kicker. The bond attorney gave a ruling on the kitchen equipment and the cost of the equipment fell below the threshold, so tax free bonds is not an issue. Christine asked about the EDO46R update - Rusty said that he sent information to Mike O'Neil last Friday, and I had a conversation with the State on the status on the ineligible costs, because I had received an email from them. He sent back a letter stating that the information they had was the latest information, and he spoke to them and told them that this is the 3rd revision and this is an estimated value, so they will use the estimated value to convert our ineligibles to eligible. He also sent the information to Mike O'Neil so he can update the EDO 49 and EDO 46 in their future grant applications, Mike O'Neil said he will look at it and get back to Rusty, so he is waiting for Mike to get back to him. They have tried to get on the site together at Mike's office, but were unable to. Mike Emmett said they can come to his office to access the site if they would like. He asked Rusty if the information includes the auditorium seating, Rusty said yes, he said it was on the original document but not sure why it went away, and that's why he wants to go through the EDO 49 & 46 to make sure the information is correct.

7. Old Business

a. Discussion of Change Order Analysis and Allowances (Tabled) - already discussed

b. Discussion Bleacher Repair -

Rusty said he received updated information from the manufacture to add reinforcements to both sides of the bleachers would cost about \$4,100, but he is working on a process so the town will not have to pay anything.

Rusty said that his recommendation is to keep sturdier seats and put the brackets in also. Fred said the ribbing of the seat is different but is sturdier; he likes the new pieces they put in. Diane said she didn't notice it, and Ed said you would really have to look at it close to see the difference.

Mike said that Attorney Al Divincentis gave Rusty and Gus a list of questions he would like answered before he will make a decision.

Ed said there are 2 questions at hand, do we want to go every 3 feet to reinforce it, and do we want to keep the better stand.

David stated he doesn't understand why we are having a problem with this stand.

Mike said Rusty needs direction on this, Peter said we put a motion in at the last meeting that we wanted this fixed and told our Attorney to figure it out, I don't care how it is done, just fix it. Christine asked do we have a problem with having 2 different seats, David said if the school doesn't have a problem with it why should we. Fred said he doesn't think you will notice it unless you are looking for it.

Christine instructed Rusty to keep the committee updated on this.

c. Discussion Scoreboard - already discussed

8. New Business - none

9. Upcoming Dates

a. December 15, 2014 next Town Council meeting

b. December 22, 2014 next Building Committee Meeting (Cancel?) Diane Fitzpatrick made the motion to cancel the December 22nd meeting and add a special meeting on January 5, 2015, Peter Gardow seconded it.

All Present voted in favor.

c. Consider Special SBC meeting Jan 5, 2015

10. Adjourn - Motion made by Dan Camilliere seconded by Diane Fitzpatrick to adjourn.

All present voted in favor.

Meeting adjourned at 8:43 p.m.

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

Diane Fitzpatrick, Clerk